







145a Rochdale Road, Halifax, HX4 8HE

£395,000

Offered FOR SALE is this well presented end cottage in the sought after area of Greetland. Having approx. 1 acre of grazing land the accommodation comprises; Entrance porch, lounge, dining room and modern kitchen. To the lower ground floor; inner hallway, bedroom, shower room, utility and store room. To the first floor; landing, two bedrooms and modern bathroom. As well as the grazing lands there is a garden, hardstanding, car port with EV charger, garage and stables/outbuildings. The property has the benefit of wooden double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby



Entrance door and double glazed windows to each side.

Lounge 13'5" x 16'6" (4.09 x 5.05)



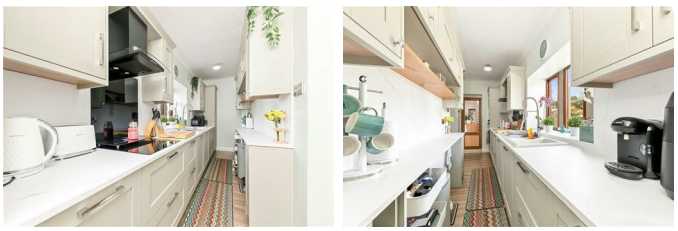
Radiator, double glazed windows to three sides, beams and coving to ceiling, cast iron dual fuel fire with a stone base and wooden mantel.

Living/Dining Room 13'1" x 13'10" (4.01 x 4.24)



Two radiators, laminate floor, double glazed window to front. Beams and coving to ceiling. Living flame gas fire with cast iron fireplace. Door to kitchen;

Kitchen 4'9" x 17'10" (1.47 x 5.46)



Newly installed kitchen with a range of wall and base units with laminate worktop and splashback. Dishwasher, fridge/freezer, electric oven/microwave. Induction hob, glass splashback and extractor hood, one and a half sink and drainer. Door to staircase access to lower ground floor;

Lower Ground Floor

Inner Hallway/Utility 4'9" max x 11'1" (1.47 max x 3.4)



Base units with laminate worktop and plumbing for washing machine. Doors to shower room and bedroom;

Bedroom Three 13'5" max x 14'9" (4.11 max x 4.5)



Double bedroom with double glazed mullion windows with window seat, beams to ceiling and cast iron range stove withing the fireplace. Wall lights and radiator. Built in wardrobes. Door to lobby;

Lobby

External door with restricted head height. Door to store room;

Store Room 13'3" x 16'6" (4.06 x 5.03)

Having power and light. Potential to create further living accommodation subject to the necessary consents.

Shower Room



Three piece suite comprising low flush w.c. (saniflo), pedestal wash basin and corner shower cubicle with mains shower. Tiled walls, extractor fan and heated towel radiator.

First Floor

Landing



Radiator, double glazed window and built in storage cupboard to the bulk head. Coving to ceiling. loft hatch and glass balustrade. Doors to bathroom and bedrooms;

Bedroom One 12'2" max x 12'5" max (3.73 max x 3.81 max)





Double bedroom with double glazed window and radiator. Coving to ceiling.

Bedroom Two 6'11" max x 12'0" (2.13 max x 3.66)



Single bedroom with radiator and two double glazed windows. Coving to ceiling.

Bathroom



Newly installed three piece suite comprising low flush w.c. sink with vanity unit and bath with mains shower over and glass shower screen. Tiled walls, tiled floor, heated towel radiator and double glazed window.

External



Enclosed patio garden to front. Further lawn garden, hardstanding, car port with EV charger and garage. Stable/outbuildings and grazing land. Garage, carport and outbuildings all have power and light.

Parking

Plenty of off road parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

E

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

Boundaries & Ownerships

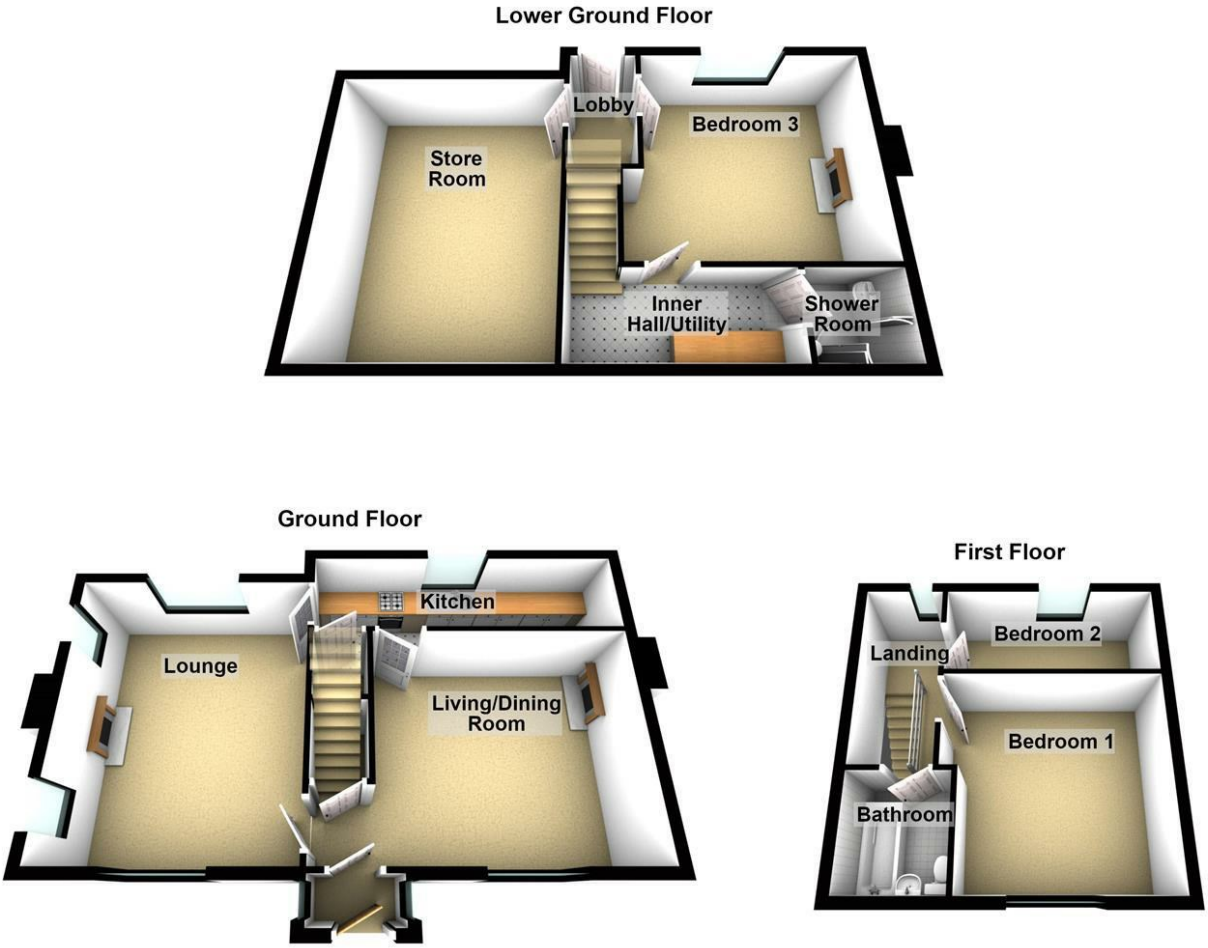
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

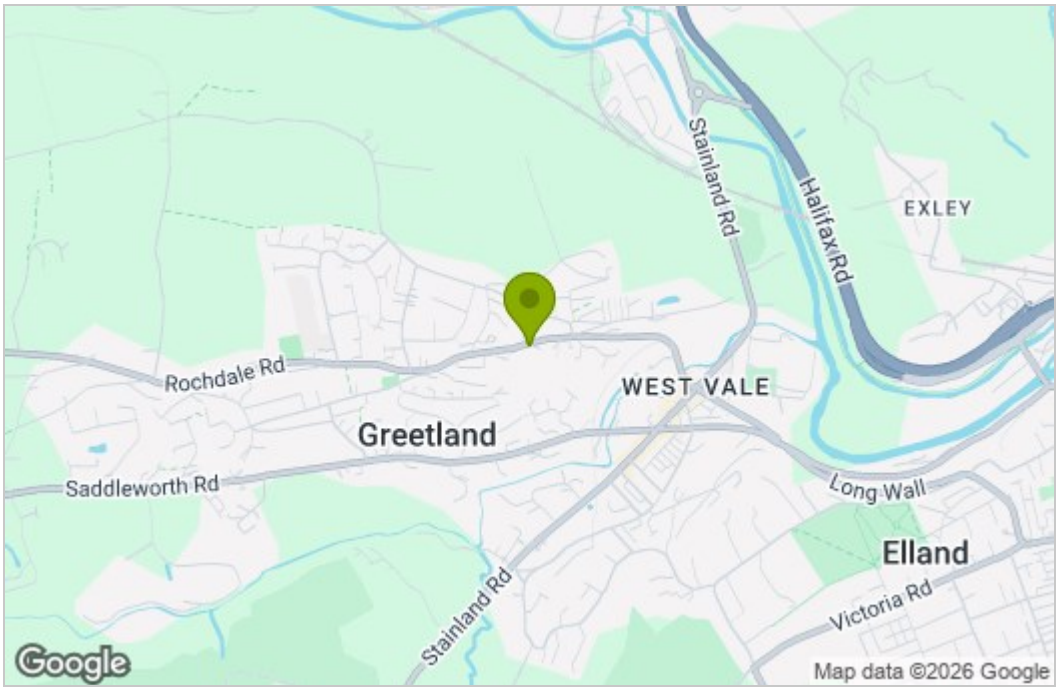
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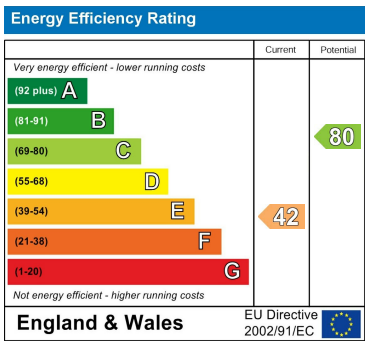
Floor Plan

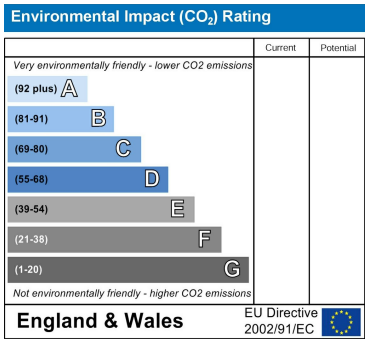


Area Map



Energy Efficiency Graph





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